

Housing Authority of the City of Arlington



FY2007 Annual Plan

July 11, 2007

Board of Commissioners

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PHA Plans

Streamlined Annual Version

**U.S. Department of Housing and
Urban Development**
Office of Public and Indian
Housing

OMB No. 2577-0226
(exp. 08/31/2009)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined Annual PHA Plan for Fiscal Year: 2007

**PHA Name: Housing Authority of the
City of Arlington***

* also known as Arlington Housing Authority (AHA)

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Agency Identification TX433

PHA Name: Housing Authority of the City of Arlington* **PHA Number:** TX433

*also known as Arlington Housing Authority

PHA Fiscal Year Beginning: (mm/yyyy) 10/2007

PHA Programs Administered:

☐ **Public Housing and Section 8**

Number of public housing units:

Number of S8 units:

☒ **Section 8 Only**

Number of S8 units: 3300

☐ **Public Housing Only**

Number of public housing units:

☐ **PHA Consortia: (check box if submitting a joint PHA Plan and complete table)**

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

PHA Plan Contact Information:

Name: Cynthia Javes-Barton

Phone: 817-276-6771

TDD: Dial 711

Email (if available): bartonc@ci.arlington.tx.us

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)

☒ PHA's main administrative office ☐ PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. ☒ Yes ☐ No.

If yes, select all that apply:

☒ Main administrative office of the PHA

☐ PHA development management offices

☐ Main administrative office of the local, county or State government

☒ Public library ☒ PHA website ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

☒ Main business office of the PHA ☐ PHA development management offices

☐ Other (list below)

Streamlined Annual PHA Plan
Fiscal Year 2007
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A. PHA PLAN COMPONENTS

☐

1. Site-Based Waiting List Policies

903.7(b)(2) Policies on Eligibility, Selection, and Admissions

☐

2. Capital Improvement Needs

903.7(g) Statement of Capital Improvements Needed

☒

3. Section 8(y) Homeownership

903.7(k)(1)(i) Statement of Homeownership Programs

☐

4. Project-Based Voucher Programs

☐

5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.

☒

6. Supporting Documents Available for Review

☐

7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report

☐

8. Capital Fund Program 5-Year Action Plan

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions; and

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Site-Based Waiting Lists-Previous Year

-NOT APPLICABLE-

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. ☐ Yes ☐ No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

-NOT APPLICABLE-

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

1. How many site-based waiting lists will the PHA operate in the coming year?
2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. ☐ Yes ☐ No: May families be on more than one list simultaneously

If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☐ PHA main administrative office
☐ All PHA development management offices
☐ Management offices at developments with site-based waiting lists
☐ At the development to which they would like to apply
☐ Other (list below)

2. Capital Improvement Needs

[24 CFR Part 903.12 (c), 903.7 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

-NOT APPLICABLE-SECTION 8 ONLY PHA

A. Capital Fund Program

1. ☐ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. ☐ Yes ☐ No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

-NOT APPLICABLE-

1. ☐ Yes ☐ No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status
a. Development Name:
b. Development Number:
c. Status of Grant: <input type="checkbox"/> Revitalization Plan under development <input type="checkbox"/> Revitalization Plan submitted, pending approval <input type="checkbox"/> Revitalization Plan approved <input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway

3. ☐ Yes ☐ No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name(s) below:

4. ☐ Yes ☐ No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:

5. ☐ Yes ☐ No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

1. ☒ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982. (If "No", skip to the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

2. Program Description:

a. Size of Program

☐ Yes ☒ No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? ____

b. PHA-established eligibility criteria

- ☒ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria:

Arlington Housing Authority (AHA) Program Eligibility Criteria:

- Family must meet all eligibility requirements of the Housing Choice Voucher (Section 8) Program and be a member of Arlington Housing Authority's (AHA's) Family Self-Sufficiency Program.
- AHA will determine the family's eligibility for the Section 8 Homeownership Assistance Program through briefing and pre-home ownership counseling sessions, review of employment history and credit worthiness.
- Eligible families must attend and satisfactorily complete a homeownership program required by the AHA.
- Head of household, co-head, or spouse is currently employed on a full-time basis and has been continuously employed during the year before commencement of homeownership assistance. Households where the head of household, co-head or spouse is elderly or a person with a disability are exempt from this employment requirement.
- Annual income of the adult members who will own the home at the commencement of homeownership assistance must be equal to or greater than the federal minimum hourly wage multiplied by 2000 hours. Except in the case of elderly or disabled families, welfare assistance cannot be counted in determining if the family meets the minimum income requirement. This minimum income requirement is applied to determine initial qualification to purchase a particular home, not as a continuing requirement. Public assistance income is counted in determining income-eligibility and in calculating the amount of the monthly homeownership assistance payment.
- The home being purchased must be the family's principal place of residence.
- Minimum homeownership down payment requirement of at least 3 percent of the purchase price, with at least 1 percent of the purchase price coming from the family's personal resources.
- Family must be a "first-time homebuyer". The assisted family cannot include any person who owned a "present property ownership interest" in the residence of any family member in the past three years, or be a family that owns shares in a cooperative. "First-time homeowner" includes a single parent or displaced homemaker who, while married, owned a home with his or her spouse or resided in a home owned by his or her spouse.
- Head-of-household, co-head, or spouse cannot have previously defaulted on a mortgage obtained through the homeownership option.

c. What actions will the PHA undertake to implement the program this year (list)?

- The AHA will increase participation in the FSS Homeownership Program and inform participants about the AHA Homeownership Program. The AHA is currently working from a waiting list for the FSS Program.
- The AHA will attend all scheduled HUD training sessions on homeownership and will continue to develop contacts with local realtors and lenders who assist low income clients.

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- ☒ Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- ☐ Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- ☐ Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- ☒ Demonstrating that it has other relevant experience (list experience below):

The AHA administers the Arlington Homebuyers' Assistance program, a HOME-funded program that provides down payment and closing cost assistance to income eligible first time homebuyers. The AHA also provides staff support to the Arlington Housing Finance Corporation. The AHFC provides homebuyer assistance to income eligible homebuyers in the form of low interest rate loans and down payment and closing cost assistance.

The above two programs can be used in conjunction with the Section 8 Homeownership Program, which the AHA has operated since October 1, 2000.

In 2006, the AHA began working with a Community Housing Development Organization (CHDO) certified to work in the City of Arlington. The Arlington CHDO assists Family Self-Sufficiency (FSS) participants become homeowners through educational events and pre-purchase homeownership housing counseling.

4. Use of the Project-Based Voucher Program **Intent to Use Project-Based Assistance**

☐ Yes ☒ No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1. ☐ Yes ☐ No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
 - ☐ low utilization rate for vouchers due to lack of suitable rental units
 - ☐ access to neighborhoods outside of high poverty areas
 - ☐ other (describe below):
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: (provide name here)

City of Arlington, Texas

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- ☐ Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

1. Increase the Affordability of Homeownership

The City of Arlington 2005-2010 Consolidated Plan identified a mismatch between housing that is affordable to households earning between 51 and 80% of the median family income. They noted that the City's highest income households (earning more than 120% of the median family income) are occupying about two thirds of the units affordable to middle income families and about one-third of the units affordable to low income households. Additionally, the vast majority of the city's lowest income households are occupying units that are not affordable to them because of a lack of units in their price ranges.

To expand the supply of affordable housing for low-income families, in November of 2002, the AHA established a homeownership program for Family Self-Sufficiency participants. This program is consistent with the Consolidated Plan's stated needs for additional housing opportunities for persons with incomes below 30% of the area median income who would be cost burdened without such assistance.

To be eligible for participation in the Section 8 Homeownership Program, the family must meet all eligibility requirements of the Section 8 Program and be a participant or graduate of the AHA's Family Self-Sufficiency Program. The AHA determines the family's eligibility for the Section 8 Homeownership Assistance Program through briefing and pre-purchase homeownership counseling sessions, review of employment history and credit worthiness. Eligible families must attend and satisfactorily complete a homeownership training program. The head of household, co-head or spouse must be currently employed on a full-time basis and has been continuously employed during the year before commencement of homeownership assistance. Households where the head of household, co-head or spouse is elderly or a person with a disability are exempt from this employment requirement. The annual income of the adult

members who will own the home at the commencement of homeownership assistance must be equal to or greater than the federal minimum hourly wage multiplied by 2,000 hours. Except in the case of elderly or disabled families, welfare assistance cannot be counted in determining if the family meets the minimum income requirement.

This minimum income requirement is applied to determine initial qualification to purchase a particular home, not as a continuing requirement. Public assistance income is counted in determining income-eligibility and in calculating the amount of the monthly homeownership assistance payment. The home being purchased must be the family's principal place of residence.

The minimum homeownership down payment requirement is at least 3 percent of the purchase price, with at least 1 percent of the purchase price coming from the family's personal resources. The family must be a "first-time homebuyer" (an assisted family cannot include any person who owned a "present property ownership interest" in the residence of any family member in the past three years) or be a family that owns shares in a cooperative. "First-time homeowner" includes a single parent or displaced homemaker who, while married, owned a home with his or her spouse or resided in a home owned by his or her spouse. Head-of-household, co-head, or spouse cannot have previously defaulted on a mortgage obtained through the homeownership option.

The Homeownership Program assists Family Self-Sufficiency (FSS) participants in becoming homeowners by linking them with homeownership housing counseling and mortgage lenders who work with low-income clients in helping them to become homeowners. FSS participants may also use their escrows towards their downpayments. The AHA provides on-site classes on budgeting which help prepare FSS participants in become homeowners and refers FSS participants to other programs such as the Arlington Housing Finance Corporation and Arlington Homebuyers' Assistance Program to assist them with their closing costs. Since October 1, 2000, three (3) Housing Choice Voucher Family Self Sufficiency participants have become homeowners while participating in the Section 8 Homeownership Program and 25 other Arlington Housing Authority Section 8 participants have become homeowners through other qualifying homeownership programs. In 2007, four FSS participants are enrolled in the homeownership program.

2. Maintain and Improve Existing Housing

The Consolidated Plan notes that approximately 1,210 elderly residents, or 6 percent of the city's elderly population, are likely to live in substandard housing that need rehabilitation. Additionally, seniors also live in homes that need modifications to accommodate their physical disabilities or other mobility limitations. The number of these that are also substandard is not known. It is assumed that many of the seniors needing home repairs or improvements have low incomes and limited ability to make needed changes. The AHA administers a HOME funded program designed to rehabilitate owner occupied housing for income eligible persons. The AHA's Housing Rehabilitation program provides housing rehabilitation assistance to bring a substandard home up to standards, emergency repairs, and architectural barrier removal for persons with disabilities.

The AHA Board of Commissioners, through an Inter-Local Agreement with the City of Arlington, has responsibility and oversight of the Owner-Occupied Housing Rehabilitation Program which is consistent with the needs identified in the Consolidated Plan. Through this program, low income citizens (including the elderly and disabled) are provided forgivable loans to repair their homes and to correct substandard conditions. The goal is to maintain and improve existing housing stock preserving affordable housing for residents who cannot afford costly repairs. In 2007, \$1.4 million was devoted to this program.

In 2007, the AHA plans to complete 40 full/moderate rehabilitations, 35 emergency and architectural barrier removal jobs. Sixty-two units have been rehabilitated as of the end of March 2007. The average amount spent per rehabilitation job was \$15,119. AHA maintains an applicant waiting list for this program.

3. Expand the Availability of Affordable Rental Housing.

The City of Arlington's 2005-2010 Consolidated Plan (p.43) identified a need to develop more affordable housing for approximately 2,600 new households by 2010. These households will be the city's lowest income households, earning less than \$15,000 per year, and will be renters because of their low incomes. The Consolidated Plan also noted a current gap of nearly 6,000 rental units for extremely low-income households. Many extremely low income individuals are occupying units that are beyond their income means. 31% of the city's renter households were considered to be cost-burdened and spending beyond 30% of their income on housing and related costs. Additionally, nearly 6,800 rental units are overcrowded. 3,100 low income households are at risk because they live in older units containing lead-based paint.

Per the 2005-2010 Consolidated Plan p.38, approximately three-quarters of households (76 percent) earning \$35,000 and more are occupying rental units whose rents are lower than what they can afford. The rental units occupied by these households are mostly in the \$400 to \$799 price range. These units are also in demand by lower-income households who are overpaying for housing. Renter households in this and higher income ranges who are underpaying for housing may be doing so because there is a lack of higher end rental housing. Most of these renters earn enough to purchase a single-family home Arlington. Overpayment occurs when a household occupies a unit that is too expensive for their income category. These households are cost burdened. Underpayment occurs when a household is occupying a unit that costs less than what they can afford.

The AHA partially meets the needs of affordable rental housing identified in the Consolidated Plan through the Housing Choice Voucher Program. 3,300 families are provided tenant based rental assistance where participants pay approximately 30% of their adjusted income for rent. In addition, through its HOME funded Tenant-Based Rental Assistance Program (TBRA), Shelter Plus Care, and Supportive Housing programs, the AHA also provides affordable rental housing to 111 additional families with special needs as of March of 2007. This is consistent with the City of Arlington's five year priorities and objectives (p. 109) which includes increased needs for tenant based housing assistance and assistance for individuals with special needs (e.g. the elderly, disabled, substance abuse problems, mental illness, and individuals with HIV/AIDS).

4. Prevent Homelessness and Eliminate Chronic Homelessness

AHA staff actively participates in the Tarrant County Homeless Coalition, Continuum of Care planning process, the annual homeless count and survey and is currently working to develop a 10 year plan to end chronic homelessness (which is expected to be completed by December 2007).

The Consolidated Plan (p.79) estimated the needs for homeless populations based on point in time surveys completed in 2002 and 2004. The AHA's current and planned activities are consistent with the needs identified in the Consolidated Plan to reduce homelessness by proactively expanding the supply of affordable housing for homeless single persons and families. The AHA submits its application for funding of the Shelter Plus Care and Supportive Housing Programs through a community wide application process headed by the Tarrant County Continuum of Care. In Fiscal Year 2007, the AHA received renewal grant funds from HUD for the 2003 Supportive Housing Program (SHP) which serves 28 families. The AHA also received an extension of its 2000 Shelter Plus Care Grant until 2011 which

will allow the AHA to utilize the remaining grant balance. In March of 2007 the AHA received notice that it had received a contract renewal of its 2001 Shelter Plus Care Grant (\$123,480).

The SHP program has a planned service component provided by the AHA's partner agency (the Arlington Life Shelter). ALS monitors participant progress on a monthly basis and reports on their progress in meeting their goals towards self-sufficiency.

In 2007, the AHA also operated a tenant based rental assistance program for families at risk of homelessness funded through the Home Investment Partnership Act (HOME program). In February of 2007 the target number of families to be served was increased from 30 to 60 households. This is consistent with the City of Arlington's 2006 Action Plan (p. 13) specifying the continuance of HOME funds for Tenant-Based Rental Assistance (TBRA) citywide to maintain the availability of affordable housing to low income renters. In 2006, the available funding for the 2002 TBRA Program was increased by \$259,643 in FY2007.

5. Develop Programs and Services for Special Needs Citizens.

One of the five-year priorities and objectives of the 2005-2010 Consolidated Plan is to serve individuals with special needs (e.g. elderly, disabled, substance abuse problems, mental illness, and individuals with HIV/AIDS).

In FY2007, the AHA helped to meet the needs of this population by operating grants for special needs clients (1 TBRA grant; and 1 Supportive Housing Program, and 2 Shelter Plus Care grants which are part of McKinney-Vento Homeless Act designed to provide supportive housing and services to persons experiencing homelessness who have special needs). The Shelter Plus Care grants provide transitional housing coupled with case management aimed at self-sufficiency for homeless families and singles with disabilities. These grants serve homeless singles and families who include victims of domestic violence, persons with mental health disabilities and with HIV/AIDS in stabilizing their lives through a combination of case management provided by partner agencies (Tarrant County MHMR and AIDS Outreach Center).

Reduce the Number of Poverty Level Families

The 2006 City of Arlington Action Plan (p.21) identifies a need to help reduce the number of families under the poverty level in Arlington through the use of HUD's CDBG entitlement grant for case management, transportation, economic development, child care, meals, emergency shelter, and other supportive services.

Through its yearly FSS grant application to HUD, the AHA has obtained funding for case management and supportive services, and to increase housing options for FSS participants. In April of 2007, 144 families are participating in the AHA's Family Self-Sufficiency Program, fully meeting the mandatory minimum requirement.

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
<input checked="" type="checkbox"/>	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
<input checked="" type="checkbox"/>	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
<input checked="" type="checkbox"/>	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
<input checked="" type="checkbox"/>	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
<input checked="" type="checkbox"/>	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
<input checked="" type="checkbox"/>	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
Not Applicable	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
<input checked="" type="checkbox"/>	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
<input type="checkbox"/>	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
<input checked="" type="checkbox"/>	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
Not Applicable	Public housing rent determination policies, including the method for setting public housing flat rents. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
Not Applicable	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
<input checked="" type="checkbox"/>	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
Not Applicable	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
Not Applicable	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
Not Applicable	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
<input checked="" type="checkbox"/>	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
<input checked="" type="checkbox"/>	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
Not Applicable	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
<input checked="" type="checkbox"/>	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
Not Applicable	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
Not Applicable	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
Not Applicable	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
Not Applicable	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
Not Applicable	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
Not Applicable	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
Not Applicable	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
Not Applicable	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
Not Applicable	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
<input checked="" type="checkbox"/>	Policies governing any Section 8 Homeownership program Chapter 20-Special Housing Programs of the Section 8 Administrative Plan	Annual Plan: Homeownership
Not Applicable	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
<input checked="" type="checkbox"/>	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
<input checked="" type="checkbox"/>	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
Not Applicable	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
Not Applicable	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
Not Applicable	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G).	Annual Plan: Pet Policy

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	<input type="checkbox"/> Check here if included in the public housing A & O Policy.	
<input checked="" type="checkbox"/>	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
Not Applicable	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
Not Applicable	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Federal FY of Grant:	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment— Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Federal FY of Grant:	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages						
PHA Name:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work

[illegible]

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name:			Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:			Federal FY of Grant:	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual	

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part I: Summary					
PHA Name				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/ HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
	Annual Statement				
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Numbe r	Major Work Categories	Estimate d Cost
See Annual Statement						
Total CFP Estimated Cost			\$			\$

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities					
Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categorie s	Estimated Cost

8. Capital Fund Program Five-Year Action Plan

Total CFP Estimated Cost		\$			\$